



January 16, 2019

Elena Sasin  
Assistant Planner  
City of Beaverton  
12725 SW Millikan Way  
Beaverton, OR 97076

**RE: CU2018-0017, CU2018-0018, DR2018-0123, LD2018-0032, LO2018-0004, PD2018-0002, SDM2018-0006 AND TP2018-0008  
PRCA + GARAGE PERFECTION SET**

Dear Elena Sasin,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

1. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via [www.tvfr.com](http://www.tvfr.com) or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) ***Knox Boxes will be required for these buildings.***
2. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510, Appendix F, and OSSC 915) ***This applies to the parking garage portion only.***

Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.

Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing.

3. ***TVF&R's approval of this project includes multiple AM&M's as specified in the attached e-mail, with summary notes from David Suttle, dated 7/19/2018. TVF&R's approval also includes the attached fire service plan sheet and is also part of TVF&R's conditions of approval.***

If you have questions or need further clarification, please feel free to contact me at (503) 259-1414.

Sincerely,

*Jeremy Foster*

Jeremy Foster  
Deputy Fire Marshal II







## Foster, Jeremy L.

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**From:** David Suttle <davids@opsisarch.com>  
**Sent:** Tuesday, January 15, 2019 2:43 PM  
**To:** Foster, Jeremy L.  
**Cc:** Joe Baldwin; Liz Jones  
**Subject:** FW: Patricia Reser Center for the Arts / Creekside Garage, Beaverton  
**Attachments:** 4640-03 BCA\_Fire Access Diagram FINAL\_comp2.pdf

Hi Jeremy,

Regarding your phone call today, please see the correspondence below and our attached Fire Access Diagram.

Thank you  
David

David Suttle <sup>AIA</sup> | senior associate | **opsis architecture** <sup>LLP</sup> | o:503.525.9511 d:503.943.6214 | [www.opsisarch.com](http://www.opsisarch.com)

**From:** Foster, Jeremy L. <Jeremy.Foster@tvfr.com>  
**Sent:** Thursday, August 16, 2018 4:55 PM  
**To:** David Suttle <davids@opsisarch.com>  
**Cc:** Joe Baldwin <joe@opsisarch.com>; Liz Jones <ljones@beavertonoregon.gov>; Chris Ayzoukian <cayzoukian@beavertonoregon.gov>; Tyler Ryerson <tryerson@beavertonoregon.gov>; Jill Sherman <Jill.Sherman@gerdingedlen.com>; Jim Kalvelage <jim@opsisarch.com>; Bill Bezio <WBezio@mcknze.com>; Kara Grothen <KGrothen@mcknze.com>; Cadence Petros <cpetros@beavertonoregon.gov>; Nolan, Douglas C. <Douglas.Nolan@tvfr.com>; Dave Miller <dmliller@reyeseng.com>; W. Bruce Davis <wbdavis@reyeseng.com>; Samir Mokashi <samir.mokashi@codeul.com>; Chris Fujiyoshi <Chris.Fujiyoshi@codeul.com>; Michael Gorham <michaelg@opsisarch.com>  
**Subject:** RE: Patricia Reser Center for the Arts / Creekside Garage, Beaverton

David- I apologize for the delay in getting back to you on this. I have been out of the office intermittently and responding to a number of fires in between. I appreciate the summary provided as it is very detailed and thorough. It is what we agreed upon and acceptable to TVF&R as written. Let me know how I can help to keep this project moving forward.

Thank you,

**Jeremy Foster | Deputy Fire Marshal**  
Tualatin Valley Fire & Rescue  
Direct: 503-259-1414  
[www.tvfr.com](http://www.tvfr.com)

**From:** David Suttle <davids@opsisarch.com>  
**Sent:** Thursday, July 19, 2018 11:16 AM  
**To:** Foster, Jeremy L. <Jeremy.Foster@tvfr.com>  
**Cc:** Joe Baldwin <joe@opsisarch.com>; Liz Jones <ljones@beavertonoregon.gov>; Chris Ayzoukian

<cayzoukian@beavertonoregon.gov>; Tyler Ryerson <tryerson@beavertonoregon.gov>; Jill Sherman <Jill.Sherman@gerdingedlen.com>; Jim Kalvelage <jim@opsisarch.com>; Bill Bezio <WBezio@mcknze.com>; Kara Grothen <KGrothen@mcknze.com>; Cadence Petros <cpetros@beavertonoregon.gov>; Dave Miller <dmiller@reyeseng.com>; W. Bruce Davis <wbdavis@reyeseng.com>; Samir Mokashi <samir.mokashi@codeul.com>; Chris Fujiyoshi <Chris.Fujiyoshi@codeul.com>; Michael Gorham <michaelg@opsisarch.com>  
**Subject:** Patricia Reser Center for the Arts / Creekside Garage, Beaverton

Deputy Fire Marshal Foster,

Thank you for taking time yesterday morning to review our draft fire access plan for the proposed development along Crescent Street. Following are our notes from the meeting, and attached is our draft block plan reflecting changes that came out of our meeting. A final draft will be submitted with our Land Use application.

Please review the following notes and attached plan, and either confirm their agreement with our discussions, or offer any necessary corrections. Thank you.

**7/18/2018 Meeting Notes:**

1. Lower roof areas on the arts center are less than 30 feet above finished grade. Aerial access will not be required. (Garage roof will require aerial access.)
2. The Dance Studio Roof is slightly higher than the adjacent roof noted above, with a parapet roughly 39" higher than the adjacent roof. TVFR has approved this level change without requiring a dedicated means of access (ladder) between them.
3. Upper roof levels on the arts center will be connected by ladders on the north and west sides of the building. Roof access ladders will be 30 inches wide and provided with OSHA approved rail extensions at the top.
4. Crescent Street will be widened to a minimum 26 feet between Rose Biggi and Hall Boulevard.
5. A 36 inch wide bark chip path will be provided for firefighter access around the north side of the arts center, connecting the paved Plaza to the Garage loading dock door. A cross slope of 5% is acceptable to TVFR.
6. Distances from public ways (Rose Biggi and Crescent Street) to remote point on the north side of the arts center are discussed and approved by TVFR. Pumper trucks will not be required to pull onto the paved Plaza east of the arts center.
7. Opsis is to locate a wall mounted Post Indicator Valve (PIV) on the north side of the arts center. Flow requirement is 500 gpm at 100 psi. Include a tamper switch, chain and padlock. Opsis to notify fire sprinkler subcontractor.
8. Arts center and Garage will have separate alarm systems and separate fire suppression systems. Buildings will be separated by a 3 hour rated fire separation.
9. Arts center to have voice notification system.
10. FDC shall be Siamese freestanding type, located near the fire hydrant directly south of the arts center. FDC to serve both wet and dry pipe fire sprinkler systems. Flow requirement is 500 gpm at 100 psi.
11. Land Use application will be paperless. TVFR can accommodate.
12. Brad Roast has retired. Project team is to coordinate with Rod Buxton.
13. Fly tower roof vents are required by code, but are not required to function as an active (fan powered) smoke evacuation system. Vents are actuated by manual controls at stage level.
14. The arts center is required to be provided with a Voice Evacuation system. Reyes is looking into whether "intelligibility requirements" (speaker mapping) apply to design and testing.
15. Annunciator Panel will be located at the Security Entrance (southwest corner of the arts center). TVFR requests that a Knox Box be provided at that entrance.
16. Alarm Control panel will be located within the building. Final location TBD. TVFR requests that a remote control panel / audio connectivity be located at the Security Entrance adjacent to the Annunciator Panel.
17. Radio signal booster systems were discussed. Given the size of the arts center, no built-in booster system will be required. No fees, no system, no pre-planning review nor any "Fee In Lieu" apply to the arts center. (Garage to be reviewed independently. Not in Opsis scope.)

18. Opsi to obtain contact information from Skanska for the fire sprinkler subcontractor and provide to Reyes (Dave M) for clarification of wet pipe / dry pipe systems.
19. Land Use submittal anticipated the week of 8/1.

A couple of additional notes from our discussion on 5/2/2018:

1. Land Use Application documents will include Fire Service Plan Sheet(s) that illustrate normal operations as well as during special events when a section of Crescent Street will be closed to automobile traffic.
2. Fire Marshal requested Voice Evacuation Speakers to be installed on the exterior of the building (as well as interior speakers) in order to communicate with public during outdoor events.
3. The building department asked for a code path summary for the use of an horizontal exit at the back stair (NW corner) from the second floor. This will be included in the architect's Code Summary / Fire and Life Safety sheets in the building permit application.
4. The main entrance Lobby and the Theater will not be occupied simultaneously. From the egress and life safety standpoint, only one of these spaces will be fully occupied at any given time.

END OF NOTES

**David Suttle** <sup>AIA</sup> | senior associate | **opsisarchitecture**<sup>LLP</sup> | o: 503.525.9511 | d: 503.943.6214 | [www.opsisarch.com](http://www.opsisarch.com)